

ZBA MEETING ATTENDANCE

MEETING OF: February 25, 2020

Robert Shaw	<u>Present</u>	Jay Minkarah	<u>Present</u>
Jack Currier	<u>Present</u>	Steve Lionel	<u>Not Present</u>
J.P. Boucher	<u>Present</u>	Efstathia Booras	<u>Present</u>
Mariellen MacKay	<u>Present</u>	Nick Kanakis	<u>Not Present</u>

APPROVAL OF MINUTES

Minutes of February 12, 2020

MOTION BY: Boucher

SECONDED BY: Shaw

Minkarah
~~St Boucher~~
MacKay
Currier

Corrections:

No correction

APPROVED

DENIED

TABLED

Minutes of N/A

MOTION BY:

SECONDED BY:

Corrections:

APPROVED

DENIED

TABLED

STAFF ATTENDANCE

Carter Falk present

Marcia Wilkins Not present

REGIONAL IMPACT

Yes _____

No No (Unanimous)

MEETING OF: 2/25/2020

ZONING BOARD OF ADJUSTMENT

PAGE 1 of 4ADDRESS OF ZBA REQUEST: 17 Curtis Dr CLERK OF ZBA: CURRIERAPPLICANT: Eguirre LLC, c/o Gerald Prunier, Prunier & PrunierOWNER: Luzanne R. SullivanVOTING: Mackay, Currier, Boucher, Shaw, Minkurah

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Deny</u>	<u>Currier</u>	<u>Shaw</u>	<u>Minkurah Mackay</u>	<u>Boucher</u>	

Reason for granting/denial: Item #1, 2, +4 are not met by the application and the request for 15' encroachment is dependent on the special exception which was denied.

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>NIA</u>					

Reason for granting/denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>NIA</u>					

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Deny</u>	<u>Currier</u>	<u>Shaw</u>	<u>Minkurah Mackay</u>	<u>Boucher</u>	

Reason for granting/denial: wetland criteria #2 and #4 are not met by the application, as per Board testimony. The ZBA relies on the NCC testimony that wetland criteria #7 and #9

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>NIA</u>					

Reason for granting/denial: are not met by the application.

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>NIA</u>					

Reason for granting/denial: _____

MEETING OF: 2/25/2020

ZONING BOARD OF ADJUSTMENT

PAGE 2 of 4ADDRESS OF ZBA REQUEST: 672 & 674 West Hill St CLERK OF ZBA: CURRIERAPPLICANT: Benchmark Assisted Living, c/o Touger Planning + DevelopmentOWNER: Mr-Bob Huskey Nashua LLC & Joseph Glenn Strigle JrVOTING: Mackay, Currier, Boores, Boucher, Shaw

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Grant</u>	<u>Shaw</u>	<u>Boucher</u>	<u>Mackay</u> <u>Currier</u> <u>Boores</u>		

Reason for granting / denial: The 5 criteria were met by the application.
The board finds that there is no impact on traffic or public utilities
It is within character of the neighborhood, and provide needed services

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

MEETING OF: 2/25/2020

ZONING BOARD OF ADJUSTMENT

PAGE 3 of 4ADDRESS OF ZBA REQUEST: 218 Manchester StCLERK OF ZBA: CurrierAPPLICANT: Atty Brad Wedgato, Winnet Bennett LLPOWNER: Jamie & Luke TannarielloVOTING: Mackay, Currier, Boucher, Shaw, Minkarah

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Grant</u>	<u>Boucher</u>	<u>Shaw</u>	<u>UNANIMOUS</u>		

Reason for granting / denial: The ADU 9 criteria are met. Also, the 5 criteria for a Special Exception are met. The farm-house ~~proposed style~~ style of the ADU matches the existing farm house

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: style of the single family home

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
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Reason for granting / denial: _____

MEETING OF: 2/25/2020

ZONING BOARD OF ADJUSTMENT

PAGE 4 of 4ADDRESS OF ZBA REQUEST: 107 Fiddlelocke DrCLERK OF ZBA: CURRIERAPPLICANT: (name)OWNER: John & Keralyn RichardVOTING: MacKay, Currier, Booras, Boucher, Shaw

VARIANCE: REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:
	<u>Grant</u>	<u>Boucher</u>	<u>Booras</u>	<u>Shaw MacKay</u>	<u>Currier</u>	

Reason for granting/denial: The majority of the Board finds that the 5 criteria were met by the application. The Board finds that the topography ~~etc~~ makes the proposed encroachment reasonable.

VARIANCE: REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: → the stipulations: 1. the roofline ~~etc~~ remains consistent with the sketch, and that the second story of the ~~garage~~ garage is not for living space. Only storage

USE VARIANCE: EXCEPTION #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #1	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

SPECIAL EXCEPTION REQUEST #2	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____

PETITION FOR REHEARING/APPEAL FO ZONING ADMIN	MOTION	1 ST	2 ND	IN FAVOR	OPPOSED	WHO OPPOSED:

Reason for granting/denial: _____